

City of Dexter
Zoning and Subdivision Ordinances Sub-Committee
Tuesday, July 6, 2021
5:00 – 6:30 p.m.
Meeting Minutes

The meeting was called to order at 5:05pm with the following members in attendance:

Chris Wallaker, ZBA, participating remotely from the City of Ann Arbor, Michigan
Wa Hubbard, CC, participating remotely from the City of Dexter, Michigan
Kyle Marsh, PC, participating remotely from the City of Dexter, Michigan
Jamie Griffin, CC, participating remotely from the City of Delafield, Michigan
Karen Roberts, PC, participating remotely from the City of Dexter, Michigan (5:29pm)
Thomas Phillips, PC, participating remotely from the City of Dexter, Michigan (6:00pm)

Also in attendance: Michelle Aniol (Community Development Manager), Mike Auerbach, (Assistant Planner), Megan Masson-Minock (CWA)

Moved Griffin, support Wallaker to approve the June 7, 2021 Meeting Minutes as presented in the packet.

Ayes: Hubbard, Marsh, Wallaker, Griffin
Nays: None
Absent: Roberts, Phillip

Members proceeded with the meeting agenda as presented without objections.

1. Check in

2. Review of previous work

Ms. Masson-Minock asked members for feedback on the draft ordinance articles to-date, and if they had any questions. Following discussion, members confirmed that modifying a regulating plan should require Planning Commission review and a recommendation, which would be forwarded to Council for approval.

Ms. Masson-Minock presented the draft Article 11, Form-Based District regulating plans and street type requirements. Members recommended the following updates:

- Central Business District
 - No changes proposed.
- Village Commercial
 - Type E sites are not included on Grand Street. The Site Type F location should be changed to Site Type E.
 - Members supported permitting townhouses on Grand Street to continue the Grandview Commons development pattern.
 - Large Format Building Types should not be permitted on Grand Street.
 - Grand Street should be a Downtown B Street Type.
 - The Corridor Street Designation on Central Street will end on Second Street.
 - Site Types for the industrial properties on Second Street should be updated.

- Members discussed the Master Plan designations and proposed zoning on Second Street, that additional planning study may be needed for the corridor, and proposed Site Type updates.
- Dexter-Ann Arbor Road
 - Single-Purpose Building forms should require special approval.
- Baker Road Corridor
 - No changes proposed.
- Village Residential:
 - Discussed distinctions between VR1 and VR2, no changes proposed.

3. Topic: Use Based Zoning Districts

Item not discussed due to time constraints.

4. Preview: Special Provisions for Specific Land Uses

Item not discussed due to time constraints.

5. Check out

Ms. Masson-Minock summarized the next meetings' agenda items, which will be the draft Articles 9 and 10.

Mr. Marsh will provide building renderings.

- Sub-Committee: Questions & resources on Dropbox or to staff by July 16 c.
- Staff & CWA: Materials for next meeting to sub-committee by July 23
- Next meeting date: August 2, 2021 at 5 p.m.

The meeting adjourned at 6:35pm without objection.

Respectfully submitted,

Mike Auerbach
Assistant Planner

Approved for filing: August 2, 2021